



# MINUTES

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## PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**MONDAY, MAY 26, 2008**  
**AFTERNOON SESSION – Cancelled**  
**EVENING SESSION – 7:00 P.M.**

COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR - CIVIC CENTRE  
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

MEMBERS PRESENT: Councillor Carmen Corbasson (Ward 1)  
Councillor Pat Mullin (Ward 2)  
Councillor Maja Prentice (Ward 3)  
Councillor Frank Dale (Ward 4)  
Councillor Eve Adams (Ward 5) (Chair)  
Councillor Carolyn Parrish (Ward 6)  
Councillor Nando Iannicca (Ward 7)  
Councillor Katie Mahoney (Ward 8)  
Councillor Sue McFadden (Ward 10)  
Councillor George Carlson (Ward 11)  
Mayor Hazel McCallion

MEMBERS ABSENT: Councillor Pat Saito (Ward 9)

Contact: Debbie Sheffield, Legislative Coordinator, Office of the City Clerk  
905-615-3200 ext. 3795 / Fax 905-615-4181  
E-Mail: [debbie.sheffield@mississauga.ca](mailto:debbie.sheffield@mississauga.ca)

STAFF PRESENT: Mr. E. Sajecki, Commissioner of Planning & Building  
Ms. M. Ball, Director, Development & Design  
Mr. J. Calvert, Director, Policy Planning  
Ms. L. Pavan, Manager, Development Team East  
Mr. R. Poitras, Manager, Development Team South  
Ms. N. Pettenuzzo, Planner, Development & Design  
Ms. S. Laughlin, Planner, Development & Design  
Mr. D. Breveglieri, Planner, Development & Design  
Ms. A. Dietrich, Manager, Research & Special Projects  
Ms. E. Irvine, Planner, Policy Planning  
Ms. T. Kerr, Planner, Policy Planning  
Ms. S. Khan, Planner, Policy Planning  
Mr. D. Bryan, Supervisor Sign Unit  
Mr. S. Barrett, Manager, Transportation Asset Management  
Mr. D. Marcucci, Manager, Planning & Heritage  
Mr. M. Minkowski, Legal Counsel, Litigation  
Ms. D. Sheffield, Legislative Coordinator, Office of the City Clerk

**INDEX - PLANNING & DEVELOPMENT COMMITTEE – MAY 26, 2008**

**CALL TO ORDER**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS CONSIDERED**

**AFTERNOON SESSION – CANCELLED**

**EVENING SESSION – 7:00 P.M.**

1. Sign Variance Applications, Sign By-law 0054-2002, as amended
2. Payment-in-Lieu of Off-Street Parking (PIL) Application – 50 Port Street East, Napev Construction Limited (Uri Salmona, Salmona Tregunno Inc.)
3. 2007 Building Permit Report
4. 2008 Housing Matters
5. PUBLIC MEETING - Visitor Parking Standards for Residential Apartment Development – Supplementary Report on Comments
6. PUBLIC MEETING – Rezoning Application – 1629 Blanefield Road, Tupelo Investments Limited (DeLuca Group), Bill 51, OZ 07/006 Ward 1
7. Addendum Report – Proposed Amendments to By-law 0225-2007 for 2125-2145 North Sheridan Way, Nor-sham Developments Inc. (Ted Davidson (Consultants) Inc.), OZ 06/012 Ward 2
8. PUBLIC MEETING – Rezoning Application – Part of Lot 9, Concession 2, N.D.S., 6181732 Canada Inc./Alumi-Bunk Corporation (John D. Rogers and Associates), OZ 06/004 Ward 3

**ADJOURNMENT**

**PLANNING & DEVELOPMENT COMMITTEE – MAY 26, 2008**

**CALL TO ORDER**

**DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST**

**MATTERS CONSIDERED**

**AFTERNOON SESSION – CANCELLED**

**EVENING SESSION – 7:00 P.M.**

1. Sign Variance Applications, Sign By-law 0054-2002, as amended

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect to Sign Variance Applications, Sign By-law 0054-2002, as amended.

**RECOMMENDATION:**

That the Report dated May 6, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 08-00786  
Ward 4  
Amacon  
465 Burnhamthorpe Road

To permit the following:

- (i) Three (3) additional construction site signs resulting in a total combined sign area of 247.15 sq. m. (2660.34 sq. ft.).

- (b) Sign Variance Application 08-00721  
Ward 5  
Radisson Hotel  
250 Export Drive

To permit the following:

- (i) Two (2) roof signs (signs E & F) located on the roof of the canopy above the main entrance.
- (ii) Two (2) fascia signs (signs A & B) having a combined sign area of 3.7% (19.2 sq. m. (206.6 sq. ft.)) of the building face on which they are located.
- (iii) A total of six (6) fascia signs (signs A, B, C, D, I & J) located between the top floor and parapet wall.
- (iv) Six (6) fascia signs (signs E, F, K, L, M & N) which are not located on the first storey of the building.
- (v) Seven (7) fascia signs (signs C, E, F, I, L, M & N) are not located on the building façade.

- (c) Sign Variance Application 07-04269  
Ward 7  
Amacon Development (Huronario) Corporation  
66 Elm Drive West

To permit the following:

- (i) A construction site sign located on the property on which the business/use is not to be located.

A verbal motion by Councillor Nando Iannicca to approve the recommendation outlined in the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building was voted on and carried.

APPROVED

Recommendation PDC-0036-2008 (Councillor Nando Iannicca)

BL.03-SIG (2008)

2. Payment-in-Lieu of Off-Street Parking (PIL) Application – 50 Port Street East, Napev Construction Limited (Uri Salmona, Salmona Tregunno Inc.)

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect to the Payment-in-Lieu of Off-Street Parking (PIL) Application – 50 Port Street East.

RECOMMENDATION:

That the Report dated May 6, 2008 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/001 W1, Napev Construction Limited, 50 Port Street East, northwest corner of Port Street East and Helene Street South, be adopted in accordance with the following for “Lump Sum” agreements:

1. That the sum of \$17,232.00 be approved as the amount for the payment in lieu of two (2) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Napev Construction Limited for the increase in residential dwelling units from the originally proposed twelve (12) to sixteen (16) units for the condominium apartment.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

A verbal motion by Councillor Carmen Corbasson to approve the recommendation outlined in the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building was voted on and carried.

APPROVED

Recommendation PDC-0037-2008 (Councillor Carmen Corbasson)

FA.31 08/001 W1

3. 2007 Building Permit Report

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect to the 2007 Building Permit Report.

RECOMMENDATION:

That the report titled *2007 Building Permit Report*, dated May 6, 2008 from the Commissioner of Planning and Building, be received for information.

A verbal motion by Councillor George Carlson to approve the recommendation outlined in the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building was voted on and carried.

RECEIVED

Recommendation PDC-0038-2008 (Councillor George Carlson)

CD.15.DAT

4. 2008 Housing Matters

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect to 2008 Housing Matters.

RECOMMENDATION:

That the report titled *2008 Housing Matters*, dated May 6, 2008 from the Commissioner of Planning and Building, be received for information.

A verbal motion by Councillor Nando Iannicca to approve the recommendation outlined in the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building was voted on and carried.

RECEIVED

Recommendation PDC 0039-2008 (Councillor Nando Iannicca)

PR.06.HOU

5. PUBLIC MEETING - Visitor Parking Standards for Residential Apartment Development – Supplementary Report on Comments

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect to Visitor Parking Standards for Residential Apartment Development – Supplementary Report on Comments.

RECOMMENDATION:

1. That the submissions made at the public meeting held at Planning and Development Committee on May 26, 2008 to consider the report titled “*Visitor Parking Standards for Residential Apartment Development – Supplementary Report on Comments*” dated May 6, 2008 from the Commissioner of Planning and Building, be received.
2. That the amendments to Zoning By-law 0225-2007 recommended in Appendix 1 to the report titled “*Visitor Parking Standards for Residential Apartment Development – Supplementary Report on Comments*” dated May 6, 2008 from the Commissioner of Planning and Building, be adopted or adopted as amended based on the submissions made at the public meeting.
3. That the Corporate Policy and Procedure regarding Payment-in-Lieu of Off-Street Parking (PIL) Program be amended so that the scope of the program is extended to include visitor parking required for residential development.

Councillor Eve Adams called this public meeting to order at approximately 7:05 p.m. and read the above recommendation from the Corporate Report.

There were no persons in the audience who expressed an interest in the subject matter.

Councillor Maja Prentice referred to page 5 of the Corporate Report and inquired about the City Centre residents who contacted the Planning and Building Department regarding the shortage of visitor parking in recently built apartments. She also inquired about the impact of the visitor parking standard on high density applications, in particular, 1315 Bough Beeches Boulevard in Ward 3.

Teresa Kerr, Planner, Policy Planning confirmed that a visitor parking standard does not currently exist for the City Centre Planning District and it has been left to the discretion of the developer to provide visitor parking. Ms. Kerr stated that the standard being

proposed today at 0.15 spaces per unit affects the City Centre only. She explained that outside of City Centre the current standard is 0.25 spaces per unit, and a reduction to 0.2 spaces per unit is being proposed.

Councillor Prentice asked staff to provide her with information regarding visitor parking specific to the development application for 1315 Bough Beeches Boulevard.

Councillor Nando Iannicca commended staff on fine tuning the visitor parking standard.

Councillor Frank Dale felt the current situation with respect to visitor parking has impacted the City Centre and that developers have taken advantage of the situation. Councillor Dale pointed out that one parking space per unit has been approved, but many residents have more than one car. He felt residents do not have confidence in transit services at this point in time and requested, through this transition period, that staff consider accommodating overnight parking through the parking study currently underway. Councillor Dale stated his support for the staff recommendation as outlined in the Corporate Report.

A verbal motion by Councillor Nando Iannicca to approve the recommendation as outlined in the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building, was voted on and carried.

The public meeting closed at approximately 7:15 p.m.

APPROVED

Recommendation PDC-0040-2008 (Councillor Nando Iannicca)

CD.06.VIS

6. PUBLIC MEETING – Rezoning Application – 1629 Blaneffield Road,  
Tupelo Investments Limited (DeLuca Group), Bill 51, OZ 07/006 Ward 1

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect to the Rezoning Application – 1629 Blaneffield Road.

RECOMMENDATION:

That the Report dated May 6, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3-1" (Detached Dwellings) to

"R16 – Exception" (Detached Dwellings on CEC - private road) in By-law 0225-2007, to permit eight detached dwellings all under common element condominium tenure under file OZ 07/006 W1, Tupelo Investments Limited, 1629 Blanefield Road, be received for information.

Councillor Eve Adams called this public meeting to order at approximately 7:15 p.m. and read the above recommendation from the Corporate Report.

The following individuals addressed Committee with respect to the proposed application:

Daniele Cudizio of DeLuca Group addressed Committee on behalf of the property owner with respect to the proposed development application. He described the proposal for eight detached dwellings under common element condominium tenure and the rezoning to allow for a reduction in lot areas and frontages, as well as reduced setbacks. Mr. Cudizio noted the location of the subject property with the QEW to the north and Cawthra Road to the east.

Mr. Cudizio reviewed the proposed site plan with four lots fronting onto the South Service Road. Front and rear elevations for the units fronting onto the South Service Road were displayed with rear garages and vehicular access from the common element road. He noted that the corner lot displayed on the site plan was not part of the application and was shown to demonstrate the intent of the owner to develop the lands, which will be more appropriately dealt with through the Committee of Adjustment. Mr. Cudizio stated that the "potential future lot"(Lot 9B) indicated on the site plan, will be merged with Lot 9A in order to allow frontage onto the common element condominium road. Also, he advised, that a strip of land running along the South Service Road will be dedicated to the City to achieve the 20 m right-of-way.

Mr. Cudizio explained that modifications have been made to the proposal, since the original plan was submitted on March 27, 2007, based on feedback from the community meeting held June 27, 2007 and staff comments following circulation of the application. He continued by highlighting the modifications as eight lots versus ten, a cul-de-sac versus a straight through road, and four homes backing onto the south property limit versus eight previously proposed. Also, he advised, ample parking will be provided with seven visitor parking spaces on the cul-de-sac versus three on the original plan, and two car garages providing additional homeowner parking. Mr. Cudizio mentioned the road widening that will improve site lines and increased set backs between units, as further refinements to the plan. In conclusion, Mr Cudizio concurred with the staff recommendation outlined in the Corporate Report.

Councillor Carmen Corbasson thought it was refreshing to see a developer who has listened to community concerns. She advised the residents in attendance that the Corporate Report was for receipt only and that an approval was not being sought at this time. She mentioned that a noise report and tree preservation report have been received and will be reviewed by staff.

Councillor Corbasson stated that the Ministry of Transportation (MTO) have not completed their design on the expansion of the QEW and subsequently have not determined the amount of land required for the project. Stacey Laughlin, Planner, Development and Design confirmed that permits will have to be issued by MTO prior to the City issuing a building permit. Steve Barrett, Manager, Transportation and Asset Management advised that a procurement process to hire a consultant for a feasibility study is underway and a concept plan has been completed by MTO. Mr. Barrett offered to investigate the matter further.

In response to Councillor Pat Mullin's request, Daniele Cudizio confirmed that an attempt was made by the applicant to acquire the lands noted as "potential future lot" on the site plan, and that Lot 10 is currently owned by the applicant. He stated that with respect to noise attenuation for Lots 5,6,7 and 8 fronting onto the South Service Road, the actual two-storey dwellings are intended to be the noise buffer and the majority of screening will be provided by the houses. Mr. Cudizio advised that the noise consultant recommended a fence be constructed between Lot 6 and 7 which will be reviewed with City staff, and a determination will be made to mitigate noise surrounding the potential future lot. Mr. Cudizio explained that amenity areas are located at the rear of the lots with access from the cul-de-sac.

Don Barber, resident, addressed Committee and advised that he did not receive written notice of the proposed development although he lives in the area. Mr. Barber had a concern that the feature, which allowed for pedestrian access to the South Service Road, had been eliminated from the plan, and he would like to see the proposal modified to accommodate the access traditionally used by the community. He indicated concern for the density proposed and described the area as having deep lots with mature trees. He felt the proposal, if approved, could be precedent setting with density beyond what the community was anticipated to facilitate. Mr. Barber noted his concern for tree preservation, the environment and health of the residents. He concluded by stating the proposed development was not in keeping with the community and that he would like to see larger lots, a reduction to half the density proposed and the planting of trees to benefit not only the new homeowners but the community as a whole.

Councillor Carmen Corbasson advised that the number of units being proposed is in conformity with the Official Plan. She stated that there are issues to be reviewed, including tree preservation, prior to a report being brought back to Planning and Development Committee with a recommendation.

Gary Semple, resident, addressed Committee and advised that he is the land owner of an abutting property to the subject lands. He stated that the proposed lot sizes are not in keeping with the existing residential community which is similar to the Mineola, Gordon Woods and Lorne Park areas of the City. Mr. Semple advised that his main concern was with Lots 1,2 and potentially a portion of Lot 3 which will back onto his property. He noted that the new development will be within 24 feet from his property line and the two-storey homes will create a loss of privacy. Mr. Semple indicated concern for the value of his home and stated that he has already invested \$50,000 in upgrades and was considering an additional \$150,000 investment that he is now questioning.

Jon Nelken, resident, advised Committee of his concern for the existing traffic and congestion in the area. He stated that the South Service Road is being used to by-pass traffic on the QEW. Mr. Nelken felt that traffic generated from the new development will travel down Blenheim Road versus having to hit the traffic lights at Cawthra Road. He noted that speed limits are not being adhered to, and inquired if a traffic study had been conducted or if any changes are proposed for the speed limit or implementation of cross walks to promote safety. Steve Barrett, Manager, Transportation Asset Management advised that a traffic study is under review. Mr. Barrett felt that eight homes would not generate a significant amount of traffic and the numbers are not anticipated to be great. It was the opinion of Mr. Barrett that the majority of traffic will utilize the South Service Road.

Mark Knight, resident, addressed Committee and advised that his property is located behind Lot 4 of the proposed development. He advised that the exit from his driveway at any hour of the day is difficult as the 40 km per hour speed limit is rarely adhered to. He displayed a depiction of the current line of sight when exiting his driveway and the line of sight if the proposed development occurs, which will produce reduced visibility. Mr. Knight stated his concern for the safety of his family and advised of previous accidents that have occurred. He did not feel that the proposal reflected positive development of the subject property. Steve Barrett confirmed the address of Mr. Knight and advised that a traffic review will be conducted.

A verbal motion by Councillor Carmen Corbasson to approve receipt of the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building, and for

receipt of the e-mail from Anthony Iantosca dated May 26, 2008 stating his objection to the proposed development application, was voted on and carried.

The public meeting closed at approximately 7:50 p.m.

RECEIVED

Recommendation PDC-0041-2008 (Councillor Carmen Corbasson)

OZ 07/006 W1

7. Addendum Report – Proposed Amendments to By-law 0225-2007 for 2125-2145 North Sheridan Way, Nor-sham Developments Inc. (Ted Davidson (Consultants) Inc.), OZ 06/012 Ward 2

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect to the Proposed Amendments to By-law 0225-2007 – 2125-2145 North Sheridan Way.

RECOMMENDATION:

That the Report titled "Proposed Amendments to By-law 0225-2007 for 2125-2145 North Sheridan Way" dated May 6, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to Zoning By-law 0225-2007 be adopted.

A verbal motion by Councillor Pat Mullin to approve the recommendation outlined in the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building, and to receive the e-mail from W. Asia Polus, Ministry of Transportation dated May 20, 2008 stating that the subject site is located within the Ministry's permit control area, was voted on and carried.

APPROVED

Recommendation PDC-0042-2008 (Councillor Pat Mullin)

OZ 06/012 W2

8. PUBLIC MEETING – Rezoning Application – Part of Lot 9, Concession 2, N.D.S., 6181732 Canada Inc./Alumi-Bunk Corporation (John D. Rogers and Associates), OZ 06/004 Ward 3

Report dated May 6, 2008 from the Commissioner of Planning and Building with respect

to the Rezoning Application – Part of Lot 9, Concession 2, N.D.S.

RECOMMENDATION:

That the Report dated May 6, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning of By-law 2007-0225 from "D" (Development) to "E2-Exception" (Employment) and "G2" (Greenbelt) to permit a range of employment uses, in addition to providing a greenbelt buffer under file OZ 06/004 W3, 6181732 Canada Inc. (Alumi-Bunk Corporation), Part of Lot 9, Concession 2, N.D.S., be received for information.

Councillor Eve Adams called this public meeting to order at approximately 7:50 p.m. and read the above recommendation from the Corporate Report.

There were no persons in the audience who expressed an interest in the subject matter.

Councillor Eve Adams left the meeting at 7:55 p.m. and Councillor Katie Mahoney became Chair for the remainder of the meeting.

Councillor Maja Prentice advised of her disappointment that she had not been contacted by either the owner or applicant of the subject property to discuss the proposed application.

Mark Rogers, of John D. Rogers and Associates addressed Committee on behalf of the property owner. He advised that John D. Rogers and Associates were not the initial applicants for the subject property and entered into the process mid-stream. Mr. Rogers stated that he was not aware of issues that would have required a meeting with the Ward Councillor, and indicated that he would be happy to meet with Councillor Prentice if she wished to do so.

Mr. Rogers described the subject lands located at the south west quadrant of Eglinton Avenue East and Tomken Road. He advised that the lands are currently zoned "D" (Development) and the proposal is to rezone to "E2-Exception" (Employment) and "G2" (Greenbelt). Initially, Mr. Rogers stated, the owner was planning to relocate a truck assembly facility to the subject property, but has since determined it was not a suitable location and is now requesting a range of employment uses. He described the surrounding land uses as an industrial plaza and industrial buildings to the north, free standing restaurants to the east, vacant lands and a day care to the south and a City owned woodlot and Highway 403 to the west.

Mr. Rogers explained the intention to construct a municipal road in accordance with a previously Council approved road pattern. Mr. Rogers advised that, in consultation with Transportation and Works staff, the proposal includes the relocation of access to the woodlot to the southerly end of the property. The type of uses being proposed, Mr. Rogers explained, are standard employment uses excluding a broadcasting/communication facility, waste processing or waste transfer station; composting facility, animal care establishment, gas bar, adult video store, adult entertainment establishment, animal boarding establishment, body-rub establishment, card lock fuel dispensing facility, funeral establishment and accessory day care.

Councillor Maja Prentice reiterated her concern that she was not contacted with respect to the proposed development application and she hoped that issues raised today could be dealt with prior to the supplementary report coming back to Planning and Development Committee. Councillor Prentice discussed the original Council approved road network for the area which underwent a number of public meetings. She was unaware, until reviewing the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building, that the proposal included a change to the Council approved road network. Councillor Prentice stated her concern that three additional properties will have access onto Eglinton Avenue and asked the applicant and City staff to investigate a laneway or road access from the east side of the property. Councillor Prentice advised that 920 Eglinton Avenue has already approached the Planning & Building Department with a proposal for a three-storey building. She felt that the rezoning should encompass a road plan including these three properties.

Mark Rogers addressed the issue of encroachment and damage to the City owned woodlot, which consisted of illegal stock piling and grading of the lands, which he believed to be the responsibility of the current property owner. He advised that the application was filed in early 2006 by Mr. Jim Lethbridge and was withheld from Planning and Development Committee in order to rectify the issue of encroachment and stock piling of top soil on the southwest side of the property, which resulted in some damage to edge plantings. Mr. Rogers advised of a remediation plan presented to the Community Services Department in 2006 and implemented for the 4.5 m strip of lands along the Greenbelt, which is being gratuitously given to the City.

Councillor Prentice mentioned complaints about the parking of large transport trailers and use of an inappropriate road network on the subject lands, which Mark Rogers responded was prior to his involvement in the application. However, Mr. Rogers advised that he had conducted a site visit and did not see any transport trailers parked on the property.

Lesley Pavan, Manager, Development Team East advised that Planning staff will meet with Transportation and Works to discuss the three lots on Eglinton Avenue. She indicated the three lots are small in size and noted that it was unfortunate a provision for access was not made back in 1988 prior to the De Zen ownership. Ms. Pavan noted that the three lots in question were not a part of the original approved road pattern and stated this issue constrains a comprehensive plan for the subject property. Ms. Pavan indicated that the matter will be addressed in the supplementary report.

Mayor McCallion concurred with Councillor Prentice with respect to the Council approved road pattern. She felt a review should be done on the development of the entire area with an established road pattern.

Councillor Prentice clarified that MTO will not allow Alumi-Bunk access to Eglinton Avenue and referred to a report that recently went to General Committee with respect to 920 Eglinton Avenue. She did not want to see the City put in a position to purchase these properties and felt access should be dealt with through this application.

A verbal motion by Councillor Maja Prentice to receive the Corporate Report dated May 6, 2008 from the Commissioner of Planning and Building, to receive the letter dated May 26, 2008 from Steve Lawson and Jim Lethbridge of Lethbridge & Lawson Inc., representatives of 678604 Ontario Inc. (De Zen Construction Limited), stating their concerns with respect to the above noted application, and to receive the e-mail dated May 20, 2008 from W. Asia Polus, Ministry of Transportation stating that the proposed development will require Ministry review and approval, was voted on and carried.

The public meeting closed at approximately 8:10 p.m.

RECEIVED

Recommendation PDC-0043-2008 (Councillor Maja Prentice)

OZ 06/004 W3

**ADJOURNMENT @ 8:10 p.m.**

## REPORT 9 - 2008

TO: THE MAYOR & MEMBERS OF COUNCIL

The Planning and Development Committee presents its ninth report of 2008 and recommends:

PDC-0036-2008

That the Report dated May 6, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 08-00786  
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465 Burnhamthorpe Road

To permit the following:

- (i) Three (3) additional construction site signs resulting in a total combined sign area of 247.15 sq. m. (2660.34 sq. ft.).

- (b) Sign Variance Application 08-00721  
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To permit the following:

- (i) Two (2) roof signs (signs E & F) located on the roof of the canopy above the main entrance.
- (ii) Two (2) fascia signs (signs A & B) having a combined sign area of 3.7% (19.2 sq. m. (206.6 sq. ft.)) of the building face on which they are located.
- (iii) A total of six (6) fascia signs (signs A, B, C, D, I & J) located between the top floor and parapet wall.
- (iv) Six (6) fascia signs (signs E, F, K, L, M & N) which are not located on the first storey of the building.
- (v) Seven (7) fascia signs (signs C, E, F, I, L, M & N) are not located on the building façade.

- (c) Sign Variance Application 07-04269  
Ward 7  
Amacon Development (Hurontario) Corporation  
66 Elm Drive West

To permit the following:

- (i) A construction site sign located on the property on which the business/use is not to be located.

BL.03-SIG (2008)

PDC-0037-2008

That the Report dated May 6, 2008 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 08/001 W1, Napev Construction Limited, 50 Port Street East, northwest corner of Port Street East and Helene Street South, be adopted in accordance with the following for “Lump Sum” agreements:

1. That the sum of \$17,232.00 be approved as the amount for the payment in lieu of two (2) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Napev Construction Limited for the increase in residential dwelling units from the originally proposed twelve (12) to sixteen (16) units for the condominium apartment.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

FA.31 08/001 W1

PDC-0038-2008

That the report titled *2007 Building Permit Report*, dated May 6, 2008 from the Commissioner of Planning and Building, be received for information.

CD.15.DAT

PDC-0039-2008

That the report titled *2008 Housing Matters*, dated May 6, 2008 from the Commissioner of Planning and Building, be received for information.

PR.06.HOU

PDC-0040-2008

1. That the submissions made at the public meeting held at Planning and Development Committee on May 26, 2008 to consider the report titled "*Visitor Parking Standards for Residential Apartment Development – Supplementary Report on Comments*" dated May 6, 2008 from the Commissioner of Planning and Building, be received.
2. That the amendments to Zoning By-law 0225-2007 recommended in Appendix 1 to the report titled "*Visitor Parking Standards for Residential Apartment Development – Supplementary Report on Comments*" dated May 6, 2008 from the Commissioner of Planning and Building, be adopted or adopted as amended based on the submissions made at the public meeting.
3. That the Corporate Policy and Procedure regarding Payment-in-Lieu of Off-Street Parking (PIL) Program be amended so that the scope of the program is extended to include visitor parking required for residential development.

CD.06.VIS

PDC-0041-2008

1. That the Report dated May 6, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3-1" (Detached Dwellings) to "R16 – Exception" (Detached Dwellings on CEC - private road) in By-law 0225-2007, to permit eight detached dwellings all under common element condominium tenure under file OZ 07/006 W1, Tupelo Investments Limited, 1629 Blenheim Road, be received for information.
2. That the e-mail from Anthony Iantosca dated May 26, 2008 stating his objection to the above noted development application, be received.

OZ 07/006 W1

PDC-0042-2008

1. That the Report titled "Proposed Amendments to By-law 0225-2007 for 2125-2145 North Sheridan Way" dated May 6, 2008, from the Commissioner of Planning and Building recommending approval of the amendments to Zoning By-law 0225-2007 be adopted.
2. That the e-mail from W. Asia Polus, Ministry of Transportation dated May 20, 2008 stating that the subject site is located within the Ministry's permit control area and therefore requesting to be informed of the results of the meeting, be received.

OZ 06/012 W2

PDC-0043-2008

1. That the Report dated May 6, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning of By-law 2007-0225 from "D" (Development) to "E2-Exception" (Employment) and "G2" (Greenbelt) to permit a range of employment uses, in addition to providing a greenbelt buffer under file OZ 06/004 W3, 6181732 Canada Inc. (Alumi-Bunk Corporation), Part of Lot 9, Concession 2, N.D.S., be received for information.
2. That the letter dated May 26, 2008 from Steve Lawson and Jim Lethbridge of Lethbridge & Lawson Inc., representatives of 678604 Ontario Inc. (De Zen Construction Limited), stating their concerns with respect to the above noted development application, be received.
3. That the e-mail from W. Asia Polus, Ministry of Transportation dated May 20, 2008 stating that the proposed development will require Ministry review and approval and outlining the requirements of approval, be received.

OZ 06/004 W3